

TRUSTEE'S SALE

Default having been made in the payment of the debts and obligations secured to be paid in a certain deed of trust executed the 6th day of July, 1917, by J. R. McMahon and wife, Gertrude W. McMahon, to the undersigned as trustee, as same appears of record in the office of the Register of Tipton County, Tennessee, in Book 121, Page 232, and the owner of the debt secured having requested the undersigned to advertise and sell the property secured by said deed of trust, this is to give notice that we will on

Friday January 5, 1928, commencing at 12 o'clock noon, at the north door of the courthouse, Covington, Tipton County, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash the property described in said trust deed as follows:

Situated in Tipton County, Tennessee, as follows:
Lots Nos. 3 and 7 as laid down and designated on a plat attached to the report of the commissioners in the case of R. H. Chapman et al. vs. Gage Chapman et al., filed December 25, 1915, in the County Court of Tipton County and confirmed by decree of said Court in said cause on the second day of February, 1916, to which reference is here made and more particularly described as follows:

Tract No. 3—Beginning at a stake on Moore and McDow's south line, the northwest corner of Lot No. 2; thence south 85 1/2 degrees west 38.54 chains to a red oak, Charley Lockett's northeast corner; thence south 5 degrees east 66.20 chains to a stake on Andrew James' north line; thence north 87 1/2 degrees east 15.06 chains to a stake, from which north 22 1/2 degrees west 10 links a maple X and southeast 36 links a maple pointer; thence south 3 1/4 degrees east 41.70 chains to a poplar stump, Andrew James' corner; thence north 85 degrees east 22.87 chains to a stake, the southwest corner of Lot No. 2; thence north 3 1/4 degrees west 41.70 chains to a stake, a corner of Lot No. 2; thence south 85 degrees west 1.34 chains to a stake, a corner of Lot No. 2; thence north 3 1/4 degrees west 66.70 chains to the beginning, containing 348 acres.

Tract No. 7—Beginning at a stake on the east bank of the Mississippi river, Needham's southwest corner; thence north 85 1/2 degrees east 36.92 chains to a stake, from which north 28 degrees east 65 links an 18-inch hackberry, north 44 3/4 degrees west 52 links a 24-inch maple and southwest 27 links a 12-inch elm stump; thence south 4 1/2 degrees east 16.09 chains to a stake, the northeast corner of tract No. 8; thence south 86 1/2 degrees west 39.71 chains to a stake on the east bank of

the Mississippi river, being the northwest corner of Tract No. 8; thence up said river with its meanders to the beginning, containing 61.30 acres.

Being part of the same lands set apart to the said Gage Chapman in the case of R. H. Chapman et al. vs. Gage Chapman et al. as his interest in the tracts of land aggregating 1,223.17 acres, more or less, as described in the deed of trust executed to H. R. Boyd, trustee, of record in Book 106, Page 182, of the Register's office of Tipton County, Tennessee, and being part of same property conveyed to W. J. Abston and Hugh R. Wynne by deed of record in Book 119, Page 580, said Register's office.

And being part of same property conveyed to the Peoples Savings Bank & Trust Co. by two deeds—trustee's deed from W. M. Simonton, trustee, dated March 17, 1917, and warranty deed from W. J. Abston and Hugh R. Wynne, dated July 6, 1917; and same property conveyed to J. R. McMahon by deed of date July 6, 1917.

All right and equity of redemption, homestead and dower waived in said deed of trust, and the title is believed to be good, but we will sell and convey only as trustee.

This December 12, 1927.
BANK OF COMMERCE AND TRUST COMPANY, Trustee.
By S. J. Shepherd, Trust Officer.
Care of Vordier Bruegge, Attorneys, Union & Planters Bank Building, Memphis, Tenn. 14dec27

GOV-ELECT SWAMPED WITH JOB APPLICATIONS

There will be no administration program for the legislature in the selection of state officers, such as comptroller and treasurer, it has been indicated by Gov-elect Peay.

On the contrary, the new governor wishes to avoid being involved in the fights for patronage as much as possible and harbor his strength to put through the program of legislation he told the people about this fall. The head of the incoming administration has virtually said that he will take no part in the scramble for the jobs unless the election of a candidate hostile to his policies is likely. In that event he will throw all the weight of the administration against him.

Gov-elect Peay is mindful of the old adage that he travels fastest who travels alone and he does not wish to become entangled in the legislative fight any more than necessary. He is, however, keenly interested in the fight for good and progressive speakers.

Applications by the hundreds for the appointive positions are still coming to the incoming governor at Clarksville.

TAXES

During the campaign just closed there was much discussion of the subject of taxation. Many reasons were advanced for the high taxes we are paying, and numerous remedies were suggested for making them less burdensome. We all hope for relief from unnecessary taxes, and it is right and proper that there should be the same economy practiced in the conduct of our state's business that is practiced by successful private business enterprises.

A state official is a public servant, and the obligation to render efficient service is the same as applies to any public or private enterprise. There is no justification for extravagance in the expenditure of the state's money. Hopes have been held out to the people for a reduction in taxes, but I doubt if it is possible to reduce that portion of our taxes collected for state purposes.

Tennessee is yearly increasing in population, and with this increase there is an increase necessarily in public business—that is, in the business of government. As we grow in population and power and resources, our obligations increase in proportion. Some of these obligations are our penal and charitable institutions. They must be maintained and the cost of their maintenance is always on the increase. The obligations of the state to provide educational facilities for the children—its future citizens—are increasing with the growth of the state in population. Our educational institutions must be maintained, and they must be maintained on a larger scale every year. There can be no backward step in the matter of education and if our children are to be educated we must make up our minds that we must pay for it.

With the growth of the state in population and wealth, with production of the farms and the factories and the mines increasing each year to meet the demands of increased population and business, there has grown up an insistent demand for good roads—a demand which can not be ignored. We must have better roads than have been provided in the past. Public necessity will get back of and stay back of the demand for good roads and will force our law makers to take steps to meet this demand. And roads can not be built without money. There is only one way for a state to raise money, and that is taxation in some form.

The demand that there be economy and good business in state government is very general, but a very large part of the burden of taxation is due to the county courts of the state. Of the taxes we pay, only about 15 cents on the dollar collected goes into the state treasury for state purposes. The remaining 85 per cent. goes into the county treasuries and is expended locally. This fact appears to have been largely overlooked in all the discussions about taxation.

Would it not be wise when seeking a solution of the tax problem to give some serious consideration to the 85 per cent. that never reaches the state treasury? There should be rigid economy practiced in the administration of county affairs, and when this is done there will be some relief for taxpayers. There is little hope of reducing the cost of operating the state government. While it is true there are some useless officials drawing pay from the state, still if they are abolished (and they should be) the saving will be infinitesimal in comparison with the total expenses of the state. Less than one per cent. of the amount paid in taxes goes into the payment of salaries, someone has said. I do not know how true this is, but the salaries are a very small part of the expense of government so far as the state is concerned.

Sensible economy should be practiced all along the line, but we can not afford a "penny wise and pound foolish" policy. We have a state with wonderful natural resources, capable of producing immense wealth if intelligently developed, but producing nothing while remaining undeveloped. That development must have encouragement, and at the same time regulation by the state government. We could in our efforts to economize drift into the "penny wise and pound foolish" policy that would prove disastrous to the state's growth and development. If we develop our natural resources ourselves we must educate our young men along right lines to equip them for the work necessary to convert our natural resources into tangible wealth. Of course we can sit still and let technically-trained experts and financiers locate, buy and develop our resources and our own Tennesseans sell their birthright for a mess of pottage. All we would get out of it under those conditions would be the pittance-paid labor. We can not afford to neglect our technical schools. The agriculture of Tennessee needs scientifically-trained young men to take hold of our neglected and rundown soils and restore them.

It is to be hoped that in our efforts to reduce our taxes we will have due regard for the agencies that mean much in the development of our state. Practicing economy in state government is commendable and justifiable, but to cripple our efficiency and forces for progress would be inexcusable even for the sake of reducing taxes. Attention should be given more to expenditures in the counties. It will be found that economy can be practiced all along the line, but the growth and development of the state will require taxation to meet the expenses incident thereto and to the conduct of the government.

When the people come to thoroughly understand just what the money paid the state in taxes provides them they will not be willing to do without them. We must have good schools, good roads, and our charitable and penal institutions must be maintained in an up-to-date and efficient manner. We do not want economies that will cripple our state, retard its development, lower the efficiency of its schools and public institutions and halt us in the march of progress.

PRESIDENT URGES ENFORCEMENT OF DRY LAWS

President Harding, in his annual message delivered Friday to Congress in person, deals with nearly a score of subjects, chief among them prohibition, farm credits, the transportation problem, child labor and immigration. The executive announces his purpose to invite the governors of the states and territories to an early conference with the federal executive authority with a view of adopting definite policies of national and state co-operation in administering the prohibition laws.

He says the day is unlikely to come when the prohibition amendment will be repealed and that the nation should adapt its course accordingly.

President Harding tells Congress that if the statutory provisions for prohibition enforcement are contrary to deliberate public opinion, which he does not believe, the rigorous and literal enforcement will concentrate public attention on any requisite modification.

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DELINQUENT TAX PAYERS WILL TAKE

NOTICE

Unless the delinquent real estate taxes are paid on or before January 1st, next, a bill will be filed for the purpose of enforcing the lien for taxes against said property, an additional penalty of ten per cent will accrue and be charged against the delinquent tax payers.

Said taxes, interest and penalties should be paid to the Trustee of the county.

FRANK J. RICE,
STATE REVENUE AGENT.

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